

UNITED STATES BANKRUPTCY COURT
WESTERN DISTRICT OF TEXAS
EL PASO DIVISION

FILED
 2024 MAR 18 PM 1:13

IN RE:	§	Case No. 21-30071-hcm
	§	
The Gateway Ventures, LLC.	§	Chapter 7
	§	
Debtor	§	

CLERK
 U.S. BANKRUPTCY COURT
 BY B
 DEPUTY

**MOTION FOR EXPEDITED HEARING OF EMERGENCY MOTION TO COMPEL
 TRUSTEE TO EFFECTUATE
 PROMPT MARKETING AND SALE OF PROPERTY, PROVIDE INSURANCE,
 FINANCIAL STATEMENTS, MONTHLY OPERATING REPORTS, 2023 TAX RETURN,
 AND CORRECT DEFECTS IN THE ASSETS OF THE ESTATE UNDER
 MANAGEMENT BY THE TRUSTEE.**

The Creditor / Debtor's Manager Michael J. Dixon files this Motion for Expedited Hearing of **EMERGENCY MOTION TO COMPEL TRUSTEE TO EFFECTUATE PROMPT MARKETING AND SALE OF PROPERTY, PROVIDE INSURANCE, FINANCIAL STATEMENTS, MONTHLY OPERATING REPORTS, 2023 TAX RETURN, AND CORRECT DEFECTS IN THE ASSETS OF THE ESTATE UNDER MANAGEMENT BY THE TRUSTEE. DOC # 566 as follows:**

1. **Underlying motion:** on Friday March 15, 2024, the Creditor / Debtor's former manager filed a motion to compel the Trustee Ronald Ingalls, to perform his duties as the administrator of the Estate for The Gateway Ventures, LLC. in the motion the creditor alleges the Trustee has disregarded offers to purchase the property owned by the Creditor, failed to maintain insurance and financial records, file monthly operating reports, file a 2023 Tax return, and preserve the value of the assets of the Creditor's Estate. This motion was filed after 10 months of the appointment of Trustee Ronald Ingalls in the case. To date the Trustee has shown a pattern of mismanagement, tortious interference in the sale process, and disregard of the Estate for benefit the Creditors and third parties related to the case.
2. **Need for expedited hearing:** Given the severity and time sensitive nature of the issues, I respectfully request that the court scheduled expedited hearing to prevent further mismanagement, devalue, irreparable damage, unnecessary carry costs, and collection of accounts receivable associated with the property owned by the Estate.
3. **Certificate of conference:** Michael Dixon has contacted Council for the Trustee Clyde Pine asking for his agreement to file the motion and Mr. Pine has indicated he is in opposition to this request (**Exhibit A**)
4. **Time estimated for hearing:** half an hour (30 Minutes)
5. **Deadline for when hearing is needed:** by Friday March 22, 2024

WHEREFORE, Michael J. Dixon requests that the EMERGENCY MOTION TO COMPEL TRUSTEE TO EFFECTUATE PROMPT MARKETING AND SALE OF PROPERTY, PROVIDE INSURANCE, FINANCIAL STATEMENTS, MONTHLY OPERATING REPORTS, 2023 TAX RETURN, AND CORRECT DEFECTS IN THE ASSETS OF THE ESTATE UNDER MANAGEMENT BY THE TRUSTEE be set prior to March 22, 2024, on this Court's docket.

Dated: March 18, 2024.

Respectfully submitted,

Michael J. Dixon



Michael Dixon

Manager of the Debtor The Gateway Ventures

Creditor of The Gateway Ventures

12912 Hill Country Blvd

F-235

Bee Cave, TX 78738

mdixon@pdgatx.com

CERTIFICATE OF SERVICE

The undersigned hereby certifies that on March 18, 2024, a true and correct copy of the foregoing document was served via email pursuant to the Court's ECF system upon the parties receiving electronic notice in this case. A certificate of service by mail with complete addresses will be supplemented by separate instrument.

Debtor:

The Gateway Ventures, LLC 12912

Hill Country Blvd, Ste F235 Bee

Cave, TX 78738

Served via U.S. MAIL

Trustee:

Ronald Ingalls Trustee

P.O. Box 2867

Fredericksburg, TX 78624

Email: ingallstrustee@gmail.com

Served via ECF

United States Trustee - EP12 United States Trustee

615 E Houston Ste 533

San Antonio, TX 78205-2055

Email: iustpregion07.sn.ecf.usdoj.gov

Served via ECF

Attorney for Debtor's Trustee

Clyde A. Pine Jr.

Mounce Green Myers Safi

Paxson & Galatza

100 N. Stanton Suite 1000

El Paso, TX 79999

Served via ECF

ECF SERVICE LIST

Notice will be electronically mailed to:

James W. Brewer on behalf of Creditor Century Bank
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Jeff Carruth on behalf of Cross Claimant PDG Prestige, Inc.
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Jeff Carruth on behalf of Cross Claimant The Gateway Ventures, LLC
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Riley Tunnell on behalf of Creditor Ware Malcomb
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Gwen Irene Walraven on behalf of Creditor Legalist DIP GP, LLC
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David Lutz on behalf of Creditor Michael Dixon
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FW: MOTION FOR EXPEDITED HEARING

Michael Dixon | President

PRESTIGE DEVELOPMENT GROUP
COMMERCIAL REAL ESTATE DEVELOPERS

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From: CLYDE A. PINE <PINE@MGMSG.com>
Date: Monday, March 18, 2024 at 10:48 AM
To: Michael Dixon <mike@pdgatx.com>
Cc: Ronald Ingalls <ingallstrustee@gmail.com>, Robert Skipworth (rskipworth@aol.com) <rskipworth@aol.com>
Subject: RE: MOTION FOR EXPEDITED HEARING

We are in opposition.

I don't know if you talked to Robert after he called me on Friday, but we were planning on filing a motion to sell property within the next week or so.



Clyde A. Pine, Jr.
Attorney and Counselor at Law
MOUNCE, GREEN, MYERS,
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From: Michael Dixon <mike@pdgatx.com>
Sent: Monday, March 18, 2024 9:44 AM
To: CLYDE A. PINE <PINE@MGMSG.com>
Subject: MOTION FOR EXPEDITED HEARING
Importance: High

Clyde, good morning I hope you had a nice weekend, I am emailing to see if you will agree to a motion to expedite the motion filed by me on Friday being

"EMERGENCY MOTION TO COMPEL TRUSTEE TO EFFECTUATE

PROMPT MARKETING AND SALE OF PROPERTY, PROVIDE INSURANCE, FINANCIAL STATEMENTS, MONTHLY OPERATING REPORTS, 2023 TAX RETURN, AND CORRECT DEFECTS IN THE ASSETS OF THE ESTATE UNDER MANAGEMENT BY THE TRUSTEE" DOC # 566.

If I don't hear from you agreeing to this by 12:00 Noon Central Time I will assume you are in opposition of the motion on my filing today.

Thank you for your prompt attention to this matter

Regards,